

865 SQ FT (80.4 SQ M)

WORKSHOP PREMISES TO LET

GOOD ROAD LINKS TO THE A24 (HORSHAM) & BILLINGSHURST



100% SMALL BUSINESS RATES RELIEF AVAILABLE

**UNIT 4 BAILEYS FARM
COOLHAM ROAD
COOLHAM
WEST SUSSEX
RH13 8GR**

Henry Adams HRR Commercial Ltd, 50 Carfax, Horsham, West Sussex RH12 1BP
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Residential / **Commercial** / Rural / Development / Auctions

LOCATION

The property is located just off the A272, approximately 2.5 miles to the south east of Billingshurst, which offers a good range of shopping facilities and a mainline railway station (London 1 hour approx.) The A24 dual carriageway is approximately 3.3 miles to the east with links to the major road networks and Gatwick Airport, whilst the major urban centre of Horsham can be reached in approximately 15 minutes.

DIRECTIONS

From the east proceed west along the A272 from the Buck Barn Crossroads (A24 junction). Turn right at the staggered crossroads at Coolham Garage (on the right), Baileys Farm is on the left-hand side after approximately ½ mile. From the west, leave Billingshurst heading east on the A272. Turn left at the staggered crossroads at Coolham Garage (opposite) and Baileys Farm is on the left-hand side after approximately ½ mile.

ACCOMMODATION (GROSS FLOOR AREA)

Ground Floor 865 sq ft (80.4 sq m)

UNIT SPECIFICATION

- Connected to 3 phase power (100 amps)
- Steel roller shutter door 2.5m (h) x 2.4m (w)
- Steel personnel door
- 2.2m eaves, rising to 4.6m
- Strip florescent lighting
- Integral office (116 sq ft)
- WC facility
- Intruder alarm

The unit is currently occupied by steel fabricators Baxter's Architectural Design, subject to offers made, various steel workbenches, shelving and some welding equipment is available for purchase.

RENT

£8,500 plus VAT, per annum exclusive, payable monthly in-advance by bank Standing Order. A deposit equivalent to three months' rent will be required.

TERMS

The unit is available for rent upon a simple tenancy agreement for a term to be agreed. The agreement is written for easy reading and quick occupation. The tenancy will be excluded from the Security of Tenure Provisions of the Landlord & Tenant Act 1954 (Part II). The unit will be available to occupy from mid-November 2025.

TENANCY AGREEMENT FEE

There is a charge of £325 plus VAT payable to cover the administrative costs of preparing and completing the tenancy agreement.

BUSINESS RATES (2026/2027 FINANCIAL YEAR)

The advertised Rateable Value listed by GOV.UK is £9,100. The Uniform Business Rate multiplier for 2026/2027 is 43.2p in the £ making the Rates Payable £3,931.20. There is currently a 100% Small Business Rates Relief is available on this property. Interested parties are advised to contact Horsham District Council, Council Tax and Benefits Department on 01403 215555 to verify these figures or alternatively, this information is available online through GOV.UK www.gov.uk/find-business-rates

VIEWING ARRANGEMENTS

By appointment with sole agent's Henry Adams Commercial, 50 Carfax, Horsham, West Sussex

CONTACT

Andrew Algar - Head of Commercial Property

01403 282 519

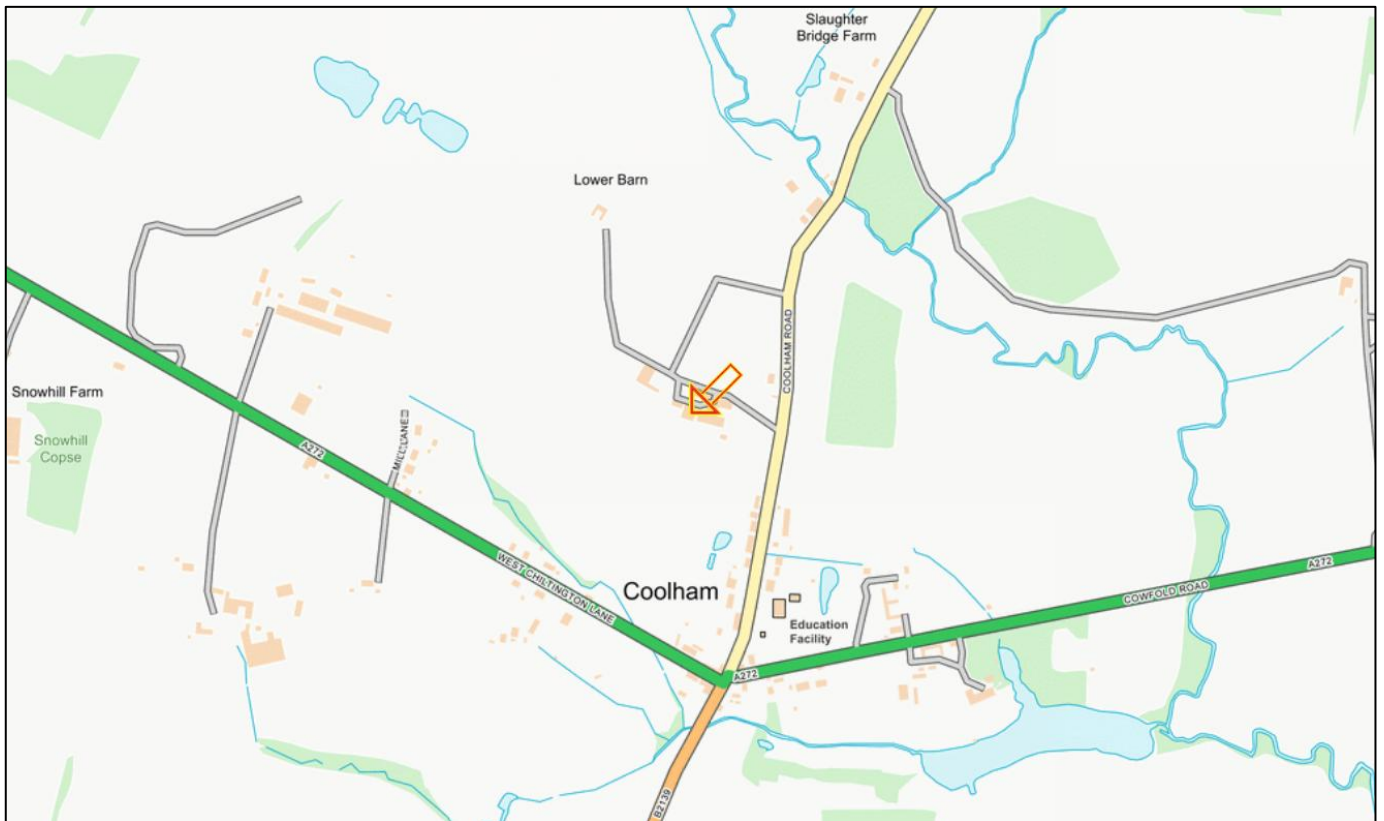
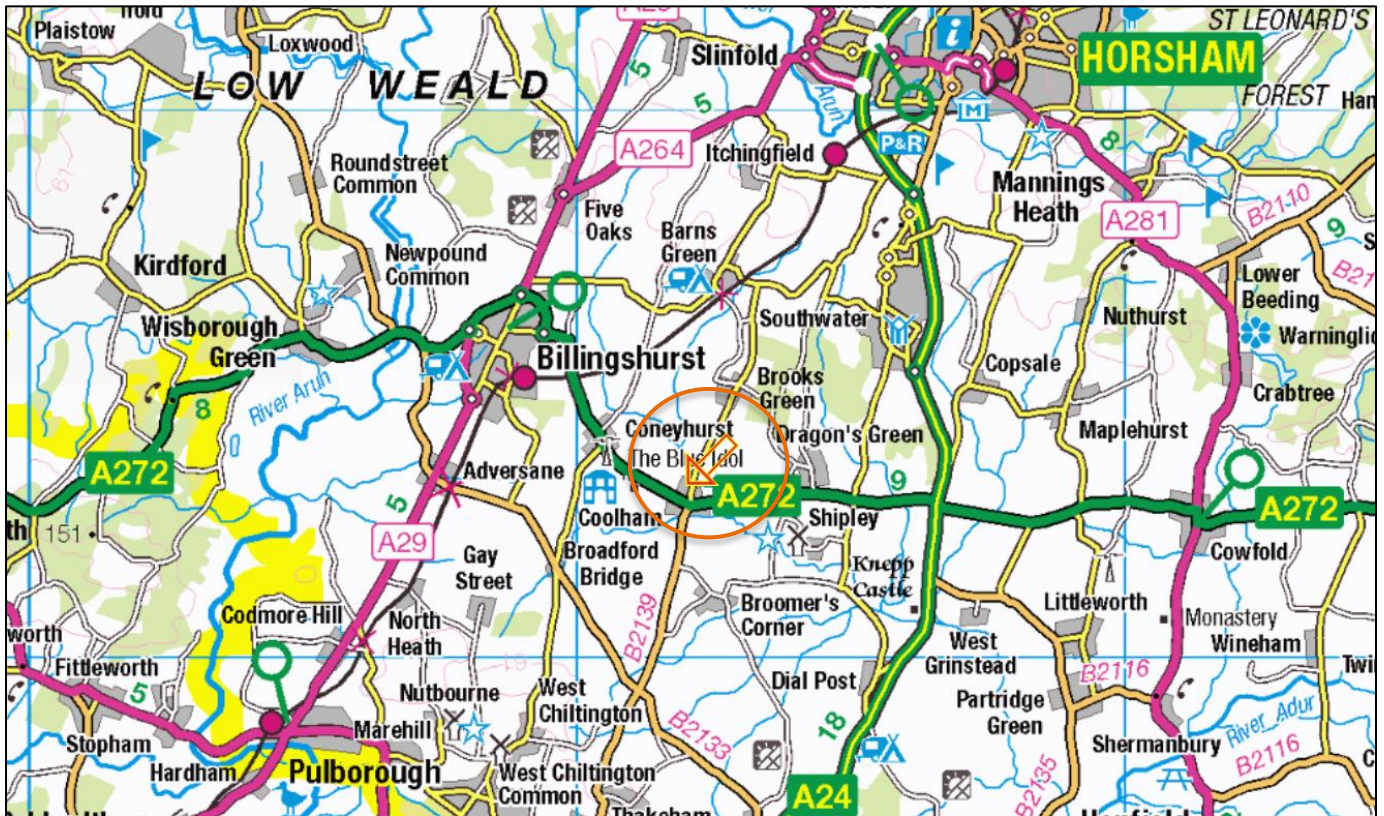
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LOCATION MAPS – NOT TO SCALE



Agent's Notice – We endeavour to make our particulars as accurate and reliable as possible. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Measurements, areas, plans and distances are approximate only. Photographs and computer-generated images show only certain parts and aspects of the property at the time they were taken or created. Neither Henry Adams HRR Commercial Ltd nor any of its employees has any authority to make or give any representation or warranty whatsoever in relation to the property. No undertaking is given as to the structural condition of the property or any necessary consents or the operating ability or efficiency of any service system or appliance. Intending purchasers or lessees must satisfy themselves with regard to each of these points. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.